



40 Preston Gardens, Luton, Bedfordshire, LU2 7NL  
£1,250



- AVAILABLE NOW
- 2 RECEPTION ROOMS
- GREAT LOCATION

- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN
- GARDENS

- 2 DOUBLE BEDROOMS
- MODERN BATHROOM

\*\* Exclusive to P&R Property Lettings \*\* Available NOW \*\* Two DOUBLE Bedrooms \*\* MODERN kitchen and Bathroom \*\* Well presented throughout \*\*. The property benefits from accommodation comprising entrance hall, lounge, dining room, kitchen, bathroom, two double bedrooms, gas central heating, double glazed windows and gardens.

**ENTRANCE HALL**

**LOUNGE 10'10" X 9'10" (3.31M X 2.99M)**

**DINING ROOM 10'0" X 13'1" (3.06M X 3.98M)**

**KITCHEN 7'7" X 7'5" (2.31M X 2.25M)**

**BATHROOM**

**LANDING**

**BEDROOM 1 10'10" X 13'1" (3.31M X 3.98M)**

**BEDROOM 2 10'0" X 13'1" (3.06M X 3.98M)**



Total area: approx. 68.5 sq. metres (737.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	